

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 10, 2006**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Robert Medaugh
Tom Murdic
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Jama Olsen - Planner
Ann Shaffer, County Attorney
Sheila Myers, Planning Assistant
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, August 10, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt, Lane and Lamb were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Introduction of Jama Olsen, new Planner for the Planning Department; and
2. Welcome John Cain back from his recent surgery.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 13, 2006, meeting. A motion was made by Commissioner Sanders to approve, and seconded by Commissioner Murdic. The motion passed unanimously.

CONSENT AGENDA:

BONDS:

1. **Blackhawk, Section 2** – Performance Bond for Water (Milcrofton Utility) - \$40,000.
Recommendation: Reduce to Maintenance in the amount of \$4,000 for a period of one (1) year.
2. **Blackhawk, Section 2** – Performance Bond for Roads, Drainage and Erosion Control – \$105,000.
Recommendation: Convert to Maintenance in the amount of \$60,000 for a period of one (1) year.
3. **Chapelwood, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$32,000.
Recommendation: Extend the current amount for six (6) months.
4. **Hopewell Ridge, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$78,000.
Recommendation: Convert to Maintenance in the amount of \$60,000 for a period of one (1) year.
5. **Keystone, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend the current amount for six (6) months.

6. **Legends Ridge, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend the current amount for six (6) months.
7. **Legends Ridge, Section 7-A**—Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.
Recommendation: Extend the current amount for six (6) months.
8. **River Landing, Section 9** – Performance Bond for Roads, Drainage and Erosion Control - \$81,000.
Recommendation: Convert to Maintenance in the amount of \$81,000 for a period of one (1) year.
9. **River Landing, Section 10** – Performance Bond for Roads, Drainage and Erosion Control - \$109,000.
Recommendation: Convert to Maintenance in the amount of \$80,000 for a period of one (1) year.
10. **River Landing, Section 11** – Performance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Convert to Maintenance in the amount of \$60,000 for a period of one (1) year.
11. **River Landing, Section 11** – Maintenance Bond for Water (City of Franklin) - \$4,200.
Recommendation: Release the bond.
12. **River Landing, Section 11** – Maintenance Bond for Sewer (Lynnwood Utility) - \$10,000.
Recommendation: Extend the current amount for one (1) year.
13. **Saddle Springs, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend the current amount for six (6) months.
14. **Saddle Springs, Phase 2A, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend the current amount for six (6) months.
15. **Two Rivers** - Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend the current amount for six (6) months.
16. **Watkins Creek, Section 4** – Performance Bond for Agricultural Fencing - \$6,500.
Recommendation: Extend the current amount for six (6) months.

FINAL PLATS:

25. RE-APPROVAL FINAL PLAT REVIEW FOR 2ND ADDITION AT LEGENDS RIDGE, CONTAINING 17 LOTS ON 27.46 ACRES LOCATED OFF HILLSBORO ROAD IN THE 8TH VOTING DISTRICT

This plat is in order. Approval is recommended pending:

1. Posting performance bond for roads, drainage, and erosion control in the amount of \$100,000;
2. Posting of a performance bond for water improvements and fire protection in the amount of \$101,000 in favor of the City of Franklin;

3. Posting of a performance bond for sewer in the amount of \$41,000 in favor of Lynwood Utility Corporation;
4. Posting of a performance bond for landscaping in the amount of \$45,750;
5. Recordation of the revised HOA documents prior to the recording of this final plat;
6. Revise Notes #10 & 13 to reflect the new HOA book and page numbers;
7. Granting of a variance for roadway width from 50' to 40' for proposed Sunset Ridge Drive;
8. Identification of proposed Lots # 102 thru #107 as critical lots by placing an asterisk on each lot and a special note added to the face of the plat stating: "Footings must be reviewed by a licensed Engineer, and a letter from the Engineer received by Williamson County Building Codes, stating that the footings are acceptable to carry the proposed loads. This letter must contain the professional seal of the Engineer, and be supplied prior to a foundation inspection."; and
9. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Mr. Horne also noted that the developer has donated the remnants of rock wall within the site, and that the County will re-construct the rock wall along Hillsboro Road as a part of an on-going project.

27. FINAL PLAT REVIEW FOR SADDLE SPRINGS ESTATES, PHASE 2A, SECTION 5, CONTAINING 9 LOTS ON 45.68 ACRES LOCATED OFF BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT

This plat is in order. Approval is recommended pending:

1. Posting a performance bond in the amount of \$140,000 for roads, drainage, and erosion control;
2. Posting of a performance bond in the amount of \$74,000 for sewer collection system;
3. Posting of a performance bond in the amount of \$62,500 for water improvements in favor of the Milcrofton Utility District;
4. Execution of an Affidavit of Compliance securing \$1,650 for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
6. Posting of funds-in-lieu-of detention in the amount of \$17,550.

28. FINAL PLAT REVIEW FOR SADDLE SPRINGS ESTATES, PHASE 2A, SECTION 6, CONTAINING 4 LOTS ON 26.75 ACRES LOCATED OFF BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT

This plat is in order. Approval is recommended pending:

1. Posting a performance bond in the amount of \$33,000 for Sewer Collection System;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and

3. Posting of funds-in-lieu-of detention in the amount of \$7,800.

There being no comments, Commissioner Sanders made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS

ITEM 17

AMENDMENTS TO THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS

Mr. Heflin reviewed the background (see Staff report), recommending approval of the proposed amendments (see Staff report).

Chairman Lackey opened the public hearing, there being no one wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

ITEM 18

AMENDMENTS TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING FLOODPLAIN REGULATIONS

Mr. Heflin reviewed the background (see Staff report), recommending approval of the proposed amendment.

Chairman Lackey opened the Public Hearing. There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments.

Chairman Lackey wanted to know if the flood maps were significantly different from the previous flood maps.

Mr. Heflin stated that there were no significant changes to existing floodplains. The elevation data was remapped using more accurate topography to correct some areas. FEMA has studied some additional areas such as Arrington Creek and some other tributaries, so we do have some new flood areas mapped.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 19

SITE PLAN AND CONDITIONAL USE REVIEW FOR EDMONDSON LANDSCAPING ZONED CROSSROADS CENTER (CC), ON 11.71 ACRES, LOCATED AT 4296 OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report), recommending approval with the following stipulations:

- 1.) A letter of water availability from H.B. & T.S. Utility District be provided;
- 2.) All signage be approved per Ordinance requirements; and

- 3.) Completing of an Affidavit of Compliance to ensure continued adherence to the Williamson County Zoning Ordinance and the approved site plan.

Chairman Lackey opened the Public Hearing.

Gus Edmondson, applicant stated he was not aware that he needed a letter from H.B. & T.S. but that he would get one.

Commissioner Murdic asked the applicant if he would be storing shrubs, rock, etc. at this location.

Mr. Edmondson stated that he did have some sandstone and rock stored at his property.

Commissioner Walton asked if this would be for storage only or would this be retail also.

Mr. Edmondson stated that it is used for storage only at this current time, but he would eventually like to have a retail business at the location.

Ann Johnson of the Leipers Fork area stated that she would love for this location to eventually be a retail business. She stated that the applicant had restored this property to its former glory and that she welcomes this business.

Ronald Welch, 4295 Old Hillsboro Road, also agreed with Ms. Johnson. He stated he had no problem with this business and that the applicant was doing a remarkable job of restoring the property.

Cindy Garvey, 4151 Old Hillsboro Road, also agreed that this property was being restored and that you could not even see any of the items that Mr. Edmondson had stored. She indicated that she was also in favor of this.

James Justice, 4308 Old Hillsboro Road, stated he was also in favor of this business.

There being no one else wishing to comment, Chairman Lackey closed the public hearing.

Chairman Lackey asked for comments.

Commissioner Murdic asked if he would be able to conduct retail sales from the location.

Chairman Lackey stated that the applicant was not applying for retail use, only storage.

Mr. Horne stated that the property was zoned for retail use if in the future the applicant wished to come back for approval for a retail business.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

ITEM 20

SITE PLAN AND CONDITIONAL USE REVIEW FOR CARTRIDGE CONCEPTS, A RESIDENTIAL BUSINESS ON 3.90 ACRES LOCATED AT 4478 PRATT LANE IN THE 3RD VOTING DISTRICT

Withdrawn

ITEM 21

SITE PLAN AND CONDITIONAL USE REVIEW FOR TURNAGE AUTO REPAIR, A RESIDENTIAL BUSINESS, ON 5.11 ACRES LOCATED AT 4549 PRATT LANE IN THE 3RD VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report), recommending approval with the following stipulations:

- 1.) Any signage be approved per Ordinance requirements; and
- 2.) Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) of the Williamson County Zoning Ordinance and the approved site plan.

Mr. Holmes also added some additional notes of interest:

- 1.) No building permit for the building from which this business will be conducted could be found, and a building permit will be required and should be added as a condition of approval. Additionally and for the record, the applicant should be made aware that there will be no outside storage allowed. This outside storage includes storage of vehicles used in the business or those awaiting repair. Everything must be kept inside the structure.
- 2.) A letter from Commissioner Judy Hayes regarding this proposal was submitted. This letter states that she has had calls from several of the residents indicating that they are against this and that this business seems to be more than what is allowed as a residential business; and
- 3.) Based on these letters, numerous phone conversations with concerned citizens and further investigation, there is a difference between the extent of the use of the property as described by the applicant and the authors of the letters.

Chairman Lackey opened Public Hearing.

Clyde Lynch, 6435 Eudailey-Covington Road, Commissioner representing the 3rd Voting District, stated that this area is a beautiful residential area and he and the citizens on Pratt Lane feel this is a commercial business and should not be allowed.

Dean Martin, 4450 Pratt Lane, stated he is representing those who could not attend the meeting in opposition to this request. He stated that Pratt Lane is a dead-end road. He stated that there are dump trucks coming in and out of this property at all times loaded down with bob-cats, back hoes and front end loaders. He stated that this road was not constructed to handle this type of traffic and that it is very dangerous for car traffic, foot traffic and horse riders.

Greg Roberson, 4650 Herbert Smithson Road, stated that he saw no problem with this business and that he was in favor of the business.

Howard Nixon, 4520 Pratt Lane, stated that this business has created not only a safety hazard, but also a health hazard. He stated that the trucks leave a gravel road to access Pratt Lane and the dust from the trucks get into resident's homes and are creating a health hazard for the residents.

Tim Wilson, 4456 Pratt Lane, stated that he had some general concerns about any commercial business in this residential community and he agreed with the other residents that Pratt Lane is not capable of handling this type of traffic.

There being no one else wishing to comment, Chairman Lackey closed the public hearing.

Chairman Lackey asked the applicant, Chad Turnage, exactly what the nature of this business is.

Mr. Turnage stated that he repaired the dump trucks for his employer, Xcel Landscaping, and that was all. Mr. Turnage added that he did not believe the trucks were a hazard to this area.

Commissioner Fisher stated that this business was definitely having a negative impact on the area.

Commissioner Mosley wanted to know if there were two residential businesses on this property.

Mr. Holmes stated that there Xcel Landscaping is operated on another property elsewhere in the County under a home occupation permit.

Commissioner Murdic stated he was under the impression that the landscaping business was at this location.

Commissioner Walton wanted to know if Xcel Landscaping was storing their equipment at this location.

Mr. Turnage stated that he had 2 of the dump trucks belonging to Xcel and his company work truck.

Chairman Lackey asked if the applicant was storing Xcel Landscaping equipment.

Mr. Turnage stated that he was.

Chairman Lackey stated that this would mean they were operating two businesses from this location.

Commissioner Fisher made a motion to deny this request because the application did not meet the following criteria of Division 4520 (M):

- 1.) The residential business shall be conducted entirely inside the dwelling or in an accessory building;
- 2.) No activity, materials, goods or equipment incidental to the residential business shall be extremely visible; and
- 3.) No more than one (1) residential business shall be carried on in a single residence.

Commissioner Crohan seconded the motion, which passed by unanimous vote.

SKETCH PLANS

ITEM 22

SKETCH PLAN REVIEW FOR VALE CREEK, CONTAINING 28 LOTS ON 52.01 ACRES LOCATED OFF BETHSDA ROAD IN THE 3RD VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report). The following items must be addressed with future submittals:

The Preliminary Plat must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans for review/approval by the County Engineer. Such would include the

deceleration lane improvements, which must also be approved by the County Highway Department;

2. Submission of water plans for review/approval by H.B.&T.S. Utility District;
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources; and
4. Verification by a licensed geologist of the extent and locations of sinkholes and springs on the property. These features, as well as the required buffers associated with their protection, must be shown on the plat.

The Final Plat must address the following:

1. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;
2. Establishment of performance bonds for roads, drainage, and erosion control;
3. Establishment of a performance bond for water improvements in favor of H.B.&T.S. Utility District;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
7. Dedication of right-of-way 30 feet off centerline of Bethesda Road.

Commissioner Fisher was concerned about where the subdivision exited onto Bethesda Road.

Chairman Lackey wanted to know if staff had looked at site distance.

Mr. Matteson stated that the County Highway Superintendent had originally had some concerns about this but after the staff asked for a deceleration lane he was more comfortable with the location.

Mr. Heflin stated that when the applicant submits construction plans they will have to supply specific site distance information.

Bob Nichols with Ragan Smith & Associates, representing the applicant, stated that he would like to address two critical areas. 1.) Lot 28 – the lots were reduced from 32 to 28 due to soil analysis. Lot 28 is in the South East Corner by the project access roadway and is accessed via an easement from the proposed internal roadway. Staff indicated that this was in compliance with County regulations but was not the typical or preferred method within conventional subdivisions. Mr. Nichols asked staff what would be an alternative method and found out they could file a minor subdivision plat which would separate this tract from the parent tract. If this was done then the access would be from Bethesda Road rather than the internal subdivision street and they felt the safer option would be to access from the internal subdivision road and they hope they are allowed to keep Lot 28. 2.) Deceleration Lane – the current sketch plan does not show the deceleration lane because at first he felt this was not needed, but after

discussions with Staff, they are now in agreement that the deceleration lane is needed.

Chairman Lackey asked for any comments.

Commissioner Crohan wanted to know how lot 28 was accessed from Bethesda Road, how far would it be from the subdivision entrance.

Mr. Matteson stated that it would depend on how the lot was configured. As it is configured right now it would be approximately 150 feet.

No action was required for this item.

ITEM 23

PRELIMINARY SKETCH PLAN REVIEW FOR TEMPLE HILLS, SECTION 16 (aka Section K), CONTAINING 77 LOTS ON 65.71 ACRES LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT

Mr. Horne reviewed the background (see Staff report), recommending approval with the following stipulations:

- 1) Establishment of road, drainage and erosion control bonds by the county Engineer;
- 2) Establishment of water and sewer bonds by HVUD;
- 3) Confirmation of access protocol for private road system with the County school System, Emergency Management and Postal services;
- 4) Establishment of LFE's (lowest floor elevations) and critical lot designations as appropriate on the final plat; and
- 5) Approval of HOA documents establishing maintenance responsibilities for all common elements (including open space and private road systems) by the County Attorney's office.

Chairman Lackey wanted to know if there would be a vote required for this item since it was a preliminary sketch plan.

Mr. Horne stated that there would be a vote required due to the fact that this project was under the planning guidelines of 1972.

Commissioner Fisher wanted to know about the letter from Tom Loventhal concerning a cross easement.

Mr. Horne stated that recently staff received notice about an existing easement between three property owners to the South of this site dating back to 1986. They agreed that they would work together to get an ingress / egress easement back to Temple Road. When Staff considered the preliminary sketch plan in April, 2005 Staff was not aware of this easement, as it is a private easement, and approved the plan with some minor revisions to the original sketch plan.

Commissioner Medaugh wanted to know if these three property owners had access to Temple Hills.

Mr. Horne stated that they did not but all three have public road frontage.

Mr. John Rochford, applicant, did not know about the three property owner's easement until recently. He stated that Temple Hills' road system was

not designed to accommodate 1000 acres that could be accessed were this easement used.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

ITEM 24

PRELIMINARY PLAT REVIEW FOR BRIENZ VALLEY, PHASE 2, CONTAINING 9 LOTS ON 15.06 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3RD VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report), recommending approval with the following stipulations:

1. Establishment of performance bonds for roads, drainage, and erosion control;
2. Final approval of water plans, and establishment of requisite performance bond amounts, as specified by H.B.&T.S. Utility District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

FINAL PLATS

ITEM 25

RE-APPROVAL FINAL PLAT REVIEW FOR 2ND ADDITION AT LEGENDS RIDGE, CONTAINING 17 LOTS ON 27.46 ACRES LOCATED OFF HILLSBORO ROAD IN THE 8TH VOTING DISTRICT

Part of consent agenda.

ITEM 26

FINAL PLAT REVIEW FOR DURHAM MANOR (A.K.A. BROWNLAND FARMS), CONTAINING 49 LOTS ON 86.46 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT

Withdrawn

ITEM 27

FINAL PLAT REVIEW FOR SADDLE SPRINGS ESTATES, PHASE 2A, SECTION 5, CONTAINING 9 LOTS ON 45.68 ACRES LOCATED OFF BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT

Part of consent agenda.

ITEM 28

FINAL PLAT REVIEW FOR SADDLE SPRINGS ESTATES, PHASE 2A, SECTION 6, CONTAINING 4 LOTS ON 26.75 ACRES LOCATED OFF BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT

Part of consent agenda.

ITEM 29

FINAL PLAT REVIEW FOR SMILEY SUBDIVISION, 3RD LOT ON AN EASEMENT, ON 5.01 ACRES LOCATED OFF KIDD ROAD IN THE 5TH VOTING DISTRICT

Ms. Haines reviewed the background (see Staff report), recommending approval with the following stipulations:

1. Approval of the septic system by Sewage Disposal Management;
2. Labeling the size and location of the water service line; and
3. Incorporate the standard water Utility Certificate for signature by Nolensville/College Grove Utility District.

Ms. Haines also noted that the Department of Sewage Disposal Management has approved the septic system and that staff has received a letter from Nolensville/College Grove Utility District for water availability.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed by unanimous vote.

ITEM 30

INTER-PLANNING REVIEW FOR REUNION, CONTAINING 92 LOTS ON 61.41 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report).

Chairman Lackey asked for any comments.

Commissioner Mosley stated that there should be a turn lane coming from the east into this subdivision.

There were no other comments on this item

No action was required for this item

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There being no further business, the meeting was adjourned at approximately 8:30 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON SEPTEMBER 14, 2006.

CHAIRMAN JOHN LACKEY